



This instrument was prepared by:

Name: Javier F. Aviñó, Esq.
Address: Greenberg Traurig, P.A.
333 Avenue of the Americas
Miami, Florida 33131

CFN 2011R0646009
DR Bk 27839 Pgs 2379 - 2383; (5pgs)
RECORDED 09/26/2011 14:13:53
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

(Space reserved for Clerk)

MODIFICATION TO PRIOR DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in attached Exhibit "A", attached hereto, and hereinafter called the "Property," and;

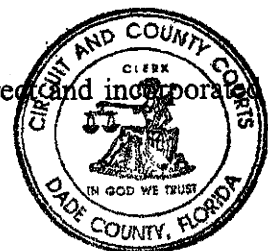
WHEREAS, the Property is encumbered by a certain Declaration of Restrictions, (the "Declaration"), recorded in Official Records Book 26030 at Page 3287 of the Public Records of Miami-Dade County, Florida, which was entered into pursuant to Public Hearing No. 06-341, providing for various restrictions, a copy of the Declaration is attached hereto as Exhibit "A"; and

WHEREAS, Owner wishes to modify said Declaration to eliminate the restriction requiring that the Property be developed in accordance with a site plan, allowing each platted parcel to be developed independently; and

WHEREAS, the Declaration provides that modifications or amendments to the Declaration must be approved by the Community Zoning Appeals Board after public hearing.

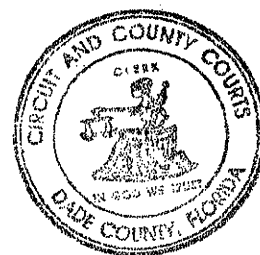
IN ORDER TO ASSURE the County that the representations made by the owner during consideration of Public Hearing No. Z-10-156 will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) **Incorporation of Recitals.** The above recitations are true and correct and incorporated herein in their entirety.



- (2) **Modification of Prior Declaration.** The Declaration shall be modified so as to eliminate the restriction requiring the Property to be developed in accordance with a site plan. In particular, Section 1 is hereby deleted in its entirety.
- (3) **Prior Declaration.** All provisions of the Declaration not being modified by this instrument will remain in full force and effect.

[Execution Pages Follow]



IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 19th day of July 2011.

WITNESS(ES)

OWNER

**AB at Hidden Lake, Ltd (LLLP), a
Florida Limited Liability Limited
Partnership**

**By: AB at Hidden Lake, Inc., a Florida
Corporation its General Partner**

X Michele Prado
Print: MICHELE DE TIrado

X Esther Burgos
Print: ESTHER BURGOS

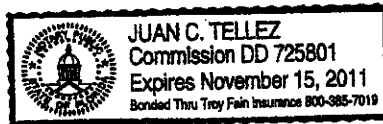
X Alvaro L. Adrian
Name: Alvaro L. Adrian
Title: President

Under the penalty of perjury, I certify that I have the authority to sign this declaration on behalf of the Owner, to bind the Owner, and, if so required, to authorize the issuance of a bond on behalf of the Owner.

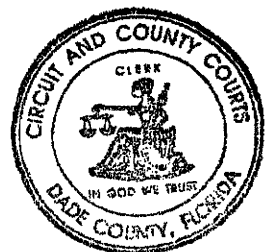
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 19th day of JULY, 2011 by Alvaro L. Adrian, as the President of AB at Hidden Lake, Inc., the General Partner of AB at Hidden Lake, Ltd. LLLP, on behalf of the company, who is personally known to me or produced a _____ as identification.



Juan C. Tellez
Print or Stamp Name: Juan C. Tellez
Notary Public, State of Florida at Large
Commission No.: DD 725801
My Commission Expires: 11/15/2011



(Space reserved for Clerk)

JOINDER BY MORTGAGEE CORPORATION

The undersigned Regions Bank, a n Alabama banking (state) corporation and Mortgagee under that certain mortgage from A B at Hidden Lake Ltd (LLP) dated the 6th day of February, 2006, and recorded in Official Records Book 24230, Page 0845, of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 30 day of June, 2011.

Witnesses:

Maria Pasos-Garcia
Signature
Maria Pasos-Garcia
Print Name
M. Garcia
Signature
Rosa Miralles
Print Name

REGIONS BANK

Name of Corporation
Address:
2800 Ponce de Leon Boulevard
Coral Gables, FL 33134
By Patricia Lubian
(President, Vice-President or CEO*)

Print Name: Patricia Lubian, S.V.P.

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF Florida

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by Patricia Lubian the (Name)
Senior Vice President of Regions Bank corporation, on behalf of (Title) (Name)
the corporation. He/She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 30 day of June, 2011, in the County and State aforesaid.

Notary Public-State of Florida

Maria Pasos-Garcia
Print Name Maria Pasos-Garcia
My Commission Expires:

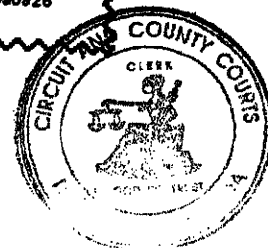
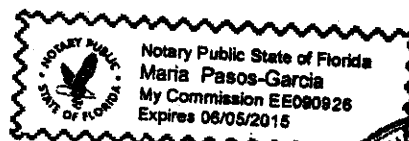
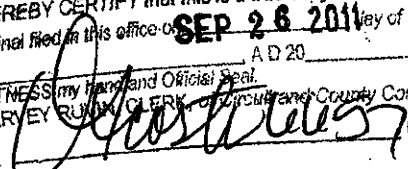


EXHIBIT A

Lots 1 through 7, both inclusive, Block 1, BBATTAH LAKE OFFICE PARK, according to the Plat thereof, as recorded in Plat Book 159 at Page 47 of the Public Records of Miami-Dade County, Florida, and

Tract A, BATTAH LAKE OFFICE PARK, according to the Plat thereof, as recorded in Plat Book 159 at Page 47 of the Public Records of Miami-Dade County, Florida.

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on **SEP 26 2011** Day of
A D 20
WITNESS my hand and Official Seal.
HARVEY RUDIN, CLERK, of Circuit and County Courts
By:  D.C.



OPINION OF TITLE

TO: MIAMI-DADE COUNTY

With the understanding that this Opinion of Title is furnished to MIAMI-DADE COUNTY, as inducement for acceptance of Declaration of Restrictions covering the real property hereinafter described, it is hereby certified that I have examined Attorneys' Title Insurance Fund, Inc., Owner's Policy No. OPM-2832687 (the "Policy") together with certified computer search covering the period from the effective date of the Policy through August 23, 2011, at 11:00 P.M. (the "Search"), inclusive of the following described real property:

Lots 1 through 7, both inclusive, Block 1, BATTAH LAKE OFFICE PARK, according to the Plat thereof, as recorded in Plat Book 159 at Page 47 of the Public Records of Miami-Dade County, Florida, and

Tract A, BATTAH LAKE OFFICE PARK, according to the Plat thereof, as recorded in Plat Book 159 at Page 47 of the Public Records of Miami-Dade County, Florida.

Basing my opinion on said Policy and Search, we are of the opinion that on the last mentioned date, the fee simple to the above described real property was vested in:

AB AT HIDDEN LAKE, LTD. (LLLP), a Florida limited liability partnership

(Signature Block: AB AT HIDDEN LAKE, LTD. (LLLP), a Florida limited liability partnership

By: AB AT HIDDEN LAKE, INC., a Florida corporation, its General Partner

By: Alvaro L. Adrian, President

Subject to the following encumbrances, liens and other exceptions:

GENERAL EXCEPTIONS

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics' or materialmens' liens.

5. Zonning and other restrictions imposed by governmental authority.

SPECIAL EXCEPTIONS

1. Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement, executed by AB at Hidden Lake, Ltd, (LLLP), a Florida limited liability partnership in favor of Regions Bank, an Alabama banking corporation, dated February 6, 2006, recorded February 10, 2006, in Official Records Book 24230 at Page 845, securing the sum of \$7,800,000.00, as amended by instruments recorded in Official Records Book 25568 at Page 4361; Official Records Book 26459 at Page 2615; Official Records Book 26486 at Page 2431 and Official Records Book 26969 at Page 1630, all of the Public Records of Miami-Dade County, Florida.
2. UCC-1, Financing Statement, in favor of Regions Bank, an Alabama banking corporation, recorded February 10, 2006, in Official Records Book 24230 at Page 865, of the Public Records of Miami-Dade County, Florida.
3. UCC-3, Amendment, recorded April 26, 2007, in Official Records Book 25568 at Page 4375, of the Public Records of Miami-Dade County, Florida.
4. Easement recorded in Official Records Book 7826 at Page 756, of the Public Records of Miami-Dade County, Florida.
6. Easement recorded in Official Records Book 10200 at Page 780, of the Public Records of Miami-Dade County, Florida.
7. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded in Official Records Book 16733 at Page 1050 and Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded in Official Records Book 17587 at Page 2610, of the Public Records of Miami-Dade County, Florida.
8. Right of Way Deed to Dade County, recorded in Official Records Book 16636 at Page 3212, of the Public Records of Miami-Dade County, Florida.
9. Agreement recorded in Official Records Book 10397 at Page 2182, of the Public Records of Miami-Dade County, Florida.
10. Lake Filling Agreement, executed between AB at Hidden Lake Group, LTD and Southern Builders at Lakeside II, LLC, recorded October 20, 2006, in Official Records Book 25022 at Page 3049, of the Public Records of Miami-Dade County, Florida.
11. Agreement for Water and Sanitary Sewage Facilities between Miami-Dade County and Hidden Lake Group, Inc., recorded July 15, 1999, in Official Records Book 18696 at Page

3107, of the Public Records of Miami-Dade County, Florida.

12. Covenant between Hidden Lake Group, Inc., a Florida corporation and Miami-Dade County, recorded July 15, 1999, in Official Records Book 18696 at Page 3807, of the Public Records of Miami-Dade County, Florida.
13. Ordinance No. 02-205 creating Battah Lake Office Park Street Lighting District, recorded November 6, 2002, in Official Records Book 20782 at Page 3666, of the Public Records of Miami-Dade County, Florida.
14. Resolution adopting preliminary assessment roll providing for annual assessments against real property located within boundaries of a special taxing district known as Battah Lake Office Park Street Lighting Special Taxing District, recorded November 6, 2002, in Official Records Book 20782 at Page 4005, of the Public Records of Miami-Dade County, Florida.
15. Easement, restrictions and other matters contained in that certain plat known as Battah Lake Office Park, recorded in Plat Book 159 at Page 47 of the Public Records of Miami-Dade County, Florida.
16. Agreement between Miami-Dade County and AB at Hidden Lake Ltd., (LLP) , a Florida limited liability partnership, recorded June 11, 2007, in Official Records Book 25691 at Page 2703, of the Public Records of Miami-Dade County, Florida.
17. Covenant Running with the Land in lieu of Unity of Title, recorded June 11, 2007, in Official Records Book 25691 at Page 2735, of the Public Records of Miami-Dade County, Florida.
18. Declaration of Restrictions, recorded November 5, 2007, in Official Records Book 26030 at Page 3287 of the Public Records of Miami-Dade County, Florida.
19. Application and Acceptance of Conditional Building Permit and Estoppel Notice as to Lot 7, recorded January 31, 2008, in Official Records Book 26191 at Page 3526, of the Public Records of Miami-Dade County, Florida.
20. Unity of Title (as to Lots 6 and 7), recorded May 20, 2008, in Official Records Book 26387 at Page 4679, of the Public Records of Miami-Dade County, Florida.
21. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
22. Rights of the United States of America and/or the State of Florida to any portion of said land which has been created by artificial means or has accreted to any such portion as so created.
23. Subject to littoral rights are not insured.

I HEREBY CERTIFY that I have reviewed all of the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

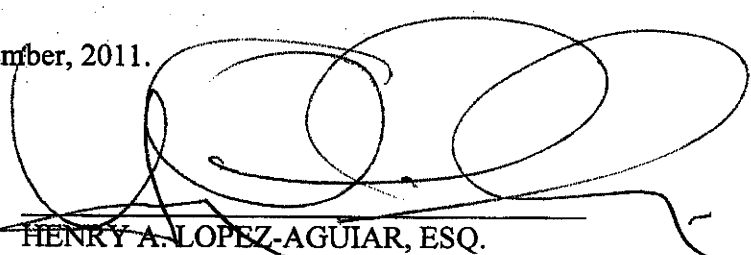
Therefore, it is my opinion that the following parties must join in the Declaration of Restrictions in order to make the Declaration a valid and binding covenant on the lands described herein,

NAME	INTEREST	SPECIAL EXCEPTION NUMBER
AB AT HIDDEN LAKE, LTD., (LLLP)	Fee Simple	
REGIONS BANK	Mortgagee	1

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

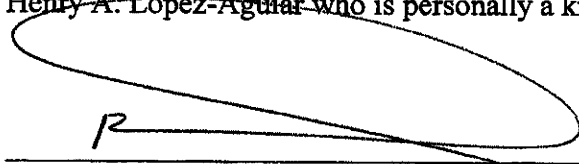
I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 1st day of September, 2011.


HENRY A. LOPEZ-AGUIAR, ESQ.
Florida Bar No. 224472
9415 SUNSET DRIVE
SUITE 119
MIAMI- FLORIDA 33173

Telephone: (305) 598-2208

The foregoing instrument was acknowledged before me this 1st day of September, 2011, by Henry A. Lopez-Aguilar who is personally a known to me and who did not take an oath.


NOTARY PUBLIC

